



The Government has introduced new Standards which affect all school building programmes: BREEAM Schools

ENVIRONMENTAL SERVICES

All major school building projects must undergo formal environmental assessment using the Building Research Establishment's Environmental Assessment Method: BREEAM Schools.

The Building Schools for the Future project (BSF) requires that all projects receiving funding must achieve BREEAM rating of 'Very Good' or 'Excellent'.

BREEAM assessment and certification is traditionally carried out at the early stages of a design process, RIBA stage D or E. Design stage assessments can also be carried out at stage E to F. Follow-up assessment post construction is carried out at RIBA stage L after practical completion.

It is vitally important for clients to take an early strategic approach to BREEAM assessments and work with an assessor from RIBA Stage A.

There are BREEAM requirements, that if not addressed at the earliest stages, may preclude credits from being achievable.

The Department for Children, Schools and Families requires all major new-build and refurbishment school projects* to strategically plan the design and build to achieve the government's sustainability targets.

BREEAM ASSESSMENT

Projects are assessed using a system of credits in eight categories:

Category	No of Sub Categories
1. Management	12
2. Health and Well Being	15
3. Energy	4
4. Transport	4
5. Water	5
6. Materials and Waste	8
7. Land Use and Ecology	8
8. Pollution	8

* valued at over £500,000 for primary schools and £2m for secondary schools, and involving rebuilding or complete refurbishment of more than 10% of the floor area.

HARRISON ENVIRONMENTAL CONSULTING: INTEGRATED SERVICES

As a BRE licensed organisation, **Harrison Environmental Consulting** offers a complete range of in-house services to carry out successful, cost effective BREEAM Schools Assessments. We have a multi-disciplinary team under the direction of a BRE licensed assessor to give you full guidance from the pre-planning design stage to final sign off.

If you want to optimise the route to successful BREEAM Assessments we can work closely with design teams in order to advise and prioritise the strategy that will achieve the required BREEAM Rating in the most cost effective way.

Our services include:

1. Design Team BREEAM Training Workshops
2. Stand alone design stage and post construction assessments and reports
3. Pre-assessment estimator report, designed to enable strategic decisions
4. Advice on sustainable design and strategic planning
5. Developers specification (sections required for BREEAM Schools)
6. Desk Studies
7. Site Investigations
8. Contaminated Land Assessments
9. Asbestos Surveys
10. Energy assessments and certification for Building Control
11. Renewable Energy Feasibility Studies
12. Water management advice and design
13. Flood risk assessments and attenuation design
14. Additional Grant Funding Advice
15. Ecology reports / recommendations
16. Ecology Consultations
17. Environmental Planning Statements
18. Acoustic Design
19. Additional Grant Funding Advice

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BREEAM SCHOOLS

harrisonenvironmental
CONSULTING

DATA SHEET

BREEAM ASSESSMENT PROCESS

Strategic Planning

Many of the decisions influencing the award of credits are taken early in the procurement process (RIBA stages A and B), particularly in the Management, Transport and Land Use and Ecology categories.

Care must be taken when 'value engineering' projects as substitution of materials may not only fail to meet designers' specified requirements but may also mean that credits for BREEAM assessment are withheld – potentially a major problem where funding requirements necessitate a 'Very Good' or 'Excellent' BREEAM rating.

Early appointment of a BREEAM Assessor makes it easier and more cost effective to achieve a higher rating. For example, issues of orientation of a new building and the overall building design, affect its' energy efficiency. A strategy must be established for the way the building will function and be managed. Strategies for drainage, ventilation and recycling waste, all need to be incorporated into the design approach.

DESIGN STAGE ASSESSMENTS: RIBA STAGE A - E/F

- Initial consultation with client
- Harrison attend design team meetings from RIBA Stage A - E/F
- Harrison formulate a specific credit strategy
- Harrison produce a strategic pre assessment report (pre assessment estimator)
- Harrison registers the site with BRE
- Harrison advises on design process
- Evidence package assembled for all credits attempted
- Consultation period
- A Design Stage Report is issued to BRE at RIBA Stage E/F
- BRE issues interim certificate and conducts Quality Assurance



POST CONSTRUCTION ASSESSMENTS: RIBA STAGE L

- Design team provide Post Construction evidence package
- Harrison conduct site surveys and review of evidence
- Harrison produce Post Construction Review Report
- Report submitted by Harrison to BRE
- BRE issues Final BREEAM Certificate and carries out Quality Assurance

BREEAM 2008 will come into force on 1st August 2008:
This will have serious impacts on BSF Projects and BREEAM Schools Assessments

Timetable for launch of BREEAM 2008

Date	Event
6th May 2008	Release of technical information to licensed BREEAM Assessors
Coming Soon	BREEAM 2008 technical manuals available for public download from the BREEAM Website
1st August 2008	BREEAM 2008 goes live (From this date assessments can only be registered in the 2008 Non-Domestic schemes).

Advice at an early stage in these matters will lead to cost effective developments



FOR MORE INFORMATION PLEASE CONTACT:

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